

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 45 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Port Melbourne

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

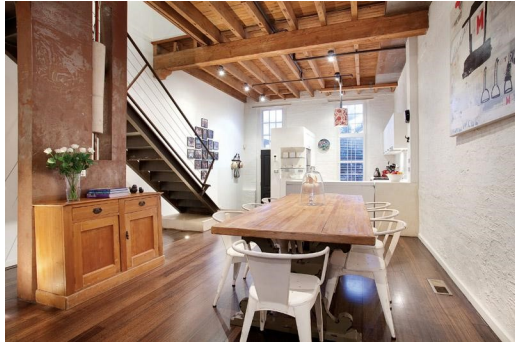
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	34 Cruikshank St PORT MELBOURNE 3207	\$2,040,000	22/02/2025
2	207 Esplanade West PORT MELBOURNE 3207	\$1,940,000	26/10/2024
3	89 Station St PORT MELBOURNE 3207	\$2,080,000	09/09/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/03/2025 10:26



 2
  2
  1

Property Type: Townhouse (Res)

Land Size: 14559 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

Year ending December 2024: \$1,550,000

Comparable Properties



34 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

 2
  1
  1

Price: \$2,040,000

Method: Private Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 200 sqm approx



207 Esplanade West PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,940,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 128 sqm approx



89 Station St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

 3
  2
  -

Price: \$2,080,000

Method: Private Sale

Date: 09/09/2024

Property Type: House

Land Size: 156 sqm approx

Account - Cayzer | P: 03 9699 5999



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